

27 Kenilworth St.

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MAPS & PLOT PLAN



RECORD OWNER:
PARCEL ID: 090320000
35-45 DUDLEY STREET (VACANT)
 METRO-NORTH RR
 103 FERRAGE STREET
 WOBURN CROSSING, MA 02450
 BEED BOOK 69123 PAGE 117

- NOTES:
1. TOPOGRAPHIC AND DETAIL INFORMATION SHOWN HEREIN IS BASED UPON AN ON THE GROUND SURVEY PERFORMED BY MERRILL ENGINEERS AND LAND SURVEYORS SEPTEMBER 09, 2011.
 2. ALL ELEVATIONS ARE BASED ON THE BOSTON CITY BASE (B.C.B.)
 3. SUBJECT SITE IS IN THE "FOCUS" NEIGHBORHOOD DISTRICT AS IDENTIFIED ON THE BOSTON PLANNING AND DEVELOPMENT AGENCY ZONING MAP.
 4. SUBJECT SITE IS IN THE "BOSTON SNC HISTORIC RECOVERY AREA".
 5. EXISTING UTILITIES (WATER, GAS, AND SEWER) HAVE BEEN CORRELATED BASED ON OBSERVED ABOVE GROUND EVIDENCE AND AVAILABLE RECORD PLANS AND ARE TO BE CONSIDERED APPROXIMATE. MERRILL ENGINEERS AND LAND SURVEYORS DOES NOT GUARANTEE THE LOCATION OF THE (UNDERGROUND) UTILITIES SHOWN OR THAT ALL EXISTING UTILITIES AND/OR SUBSURFACE STRUCTURES ARE SHOWN.

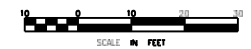
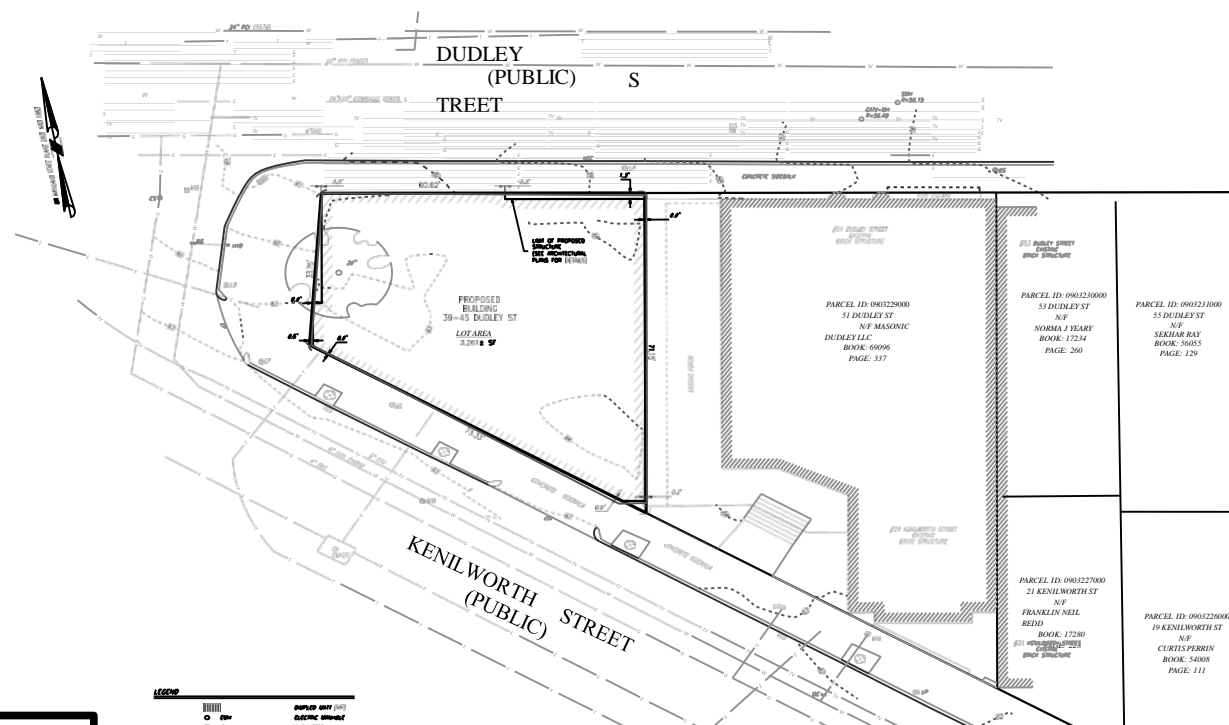
FLOOD NOTE:
 BY GRAPHIC DOTTING ONLY, THIS PROPERTY IS LOCATED IN ZONE X OF THE FLOOD INSURANCE RATE MAP, AS SHOWN ON COMMUNITY MAP NO. 250203001A WHICH BEARS AN EFFECTIVE DATE OF MARCH 16, 2016, AND IS NOT IN A SPECIAL FLOODED HAZARD AREA.

ZONING REQUIREMENTS	
R-1 (RESIDENTIAL SUBDISTRICTS)	
30'-4-000 ZONING SUBDISTRICT	
MAP# NUMBER: CA-1A/1C/1E	
NEIGHBORHOOD DESIGN REVIEW, BOULEVARD PLANNING & NEIGHBORHOOD DESIGN (BOULEVARD DISTRICTS)	
AREA	2,000 SF FOR ONE UNIT
FRONTAGE/BWIDTH	25 FEET
BUILDING HEIGHT	35 FEET / 3 STOREYS
MAX. FLOOR AREA RATIO	0.8

MINIMUM YARDS:	
FRONT	20 FEET
SIDE	10 FEET
REAR	30 FEET

"REFER TO TABLE F - ROXBURY NEIGHBORHOOD DISTRICT - RESIDENTIAL SUBDISTRICTS - CONDITIONAL REGULATIONS" FOR ADDITIONAL REQUIREMENTS AND/OR RESTRICTIONS THAT MAY APPLY."

LEGEND	
	DOUBLE WALL CURB WALL
	CONCRETE SIDEWALK
	CURB WALL
	CURB STRUCTURE
	CONCRETE CURB
	CURB WALL
	CONCRETE CURB WALL
	CURB WALL
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	CURB WALL
	CURB WALL



REVISIONS

NO.	DESCRIPTION



DRAWN BY: DB
 DESIGNED BY: ---
 CHECKED BY: ELA

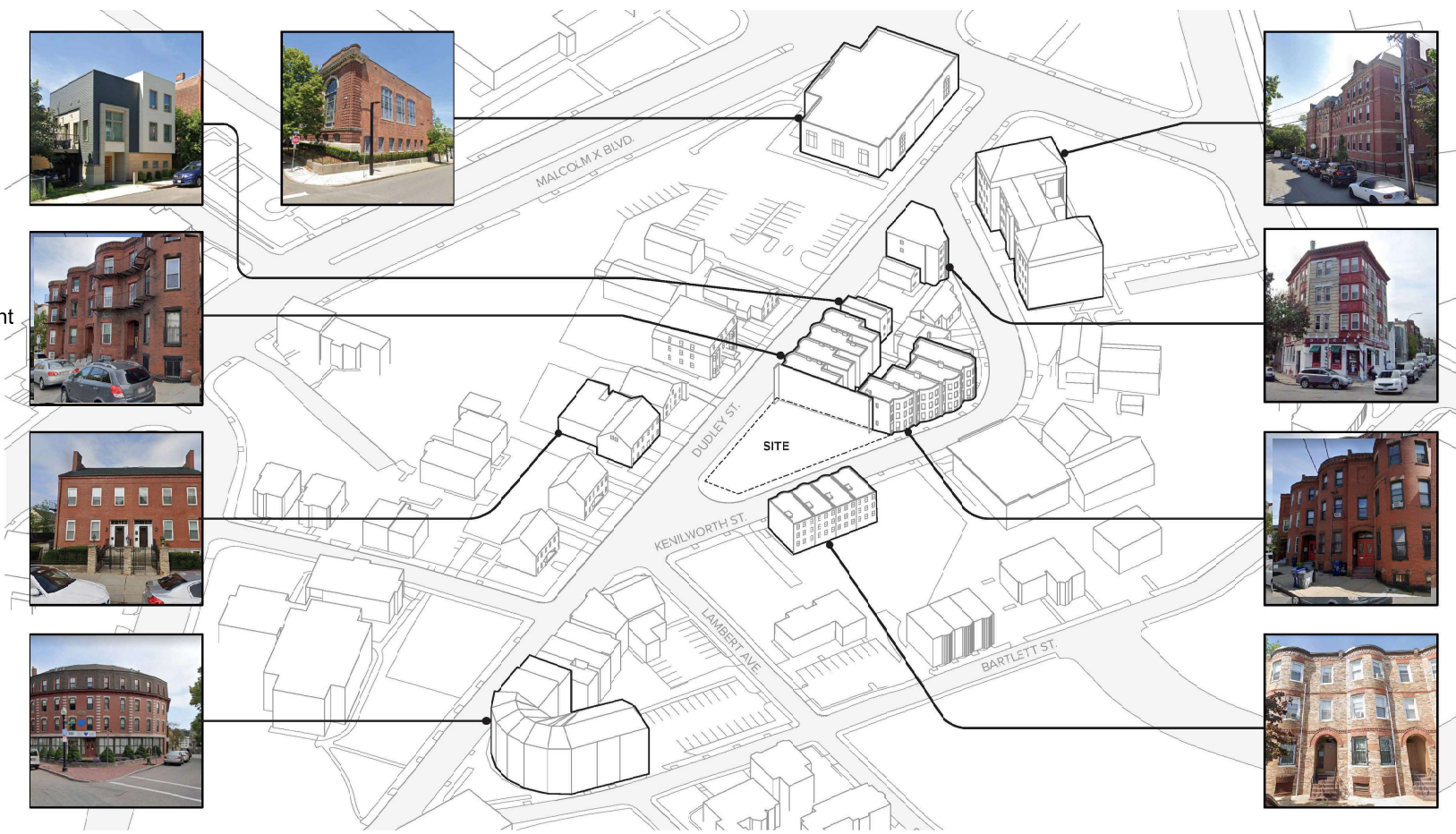
Merrill
 Merrill Engineers and Land Surveyors
 427 COLLIER ROAD, WANDUSETT, MA 02159 / T: (781) 926-6500
 28 UNION STREET, FLYCHURCH, MA 02150 / T: (508) 746-4600
 www.merrill-engineers.com

CERTIFIED PLOT PLAN
 #39-45 DUDLEY STREET

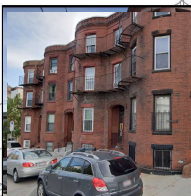
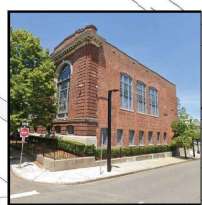
ROXBURY, MASSACHUSETTS
 ROXBURY DEVELOPMENT, LLC
 45 DANFORTH AVENUE, JT
 FLEXIBLE 02108-3503 01113

OCTOBER 21, 2023
 SCALE: 1" = 10'
 JOB NO. 21-324.1
 LATEST REVISION

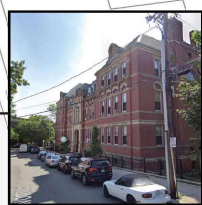
CERTIFIED PLOT PLAN



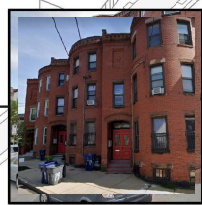
11 Units
 ~3950 Sf Footprint
 3 Stories



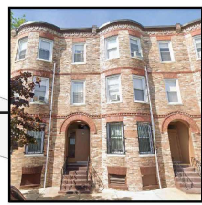
4 Stories



11 Units
 ~3,900 SF Footprint
 3.5 Stories



12 Units
 ~3,050 sf footprint
 3 Stories



ABUTTING SCALE

PHOTOGRAPHS

Google Maps

39 Dudley St

27 KENILWORTH ST LOT

4



Image capture: Oct 2023 © 2024 Google



Kenilworth St - Three Family Row Houses



On Kenilworth Next to Site



Across Kenilworth from Site

Dudley St - 3 Family Row Houses



Abutting Site on Dudley St



On Dudley St Across From Site

5 Story+ Multi-family Buildings



On Kenilworth St



On Corner of Dudley and Bartlett

Opposite Corner of Dudley and Kenilworth



Other end of Dudley/Kenilworth Block

Cox Building - NOTE THE OUTDOOR PUBLIC COMMON AREA



Previous Corner on Dudley St and Bartlett- 4 Stories

Zero Setback Conditions to Sidewalk on Dudley St between Bartlett St and Kenilworth

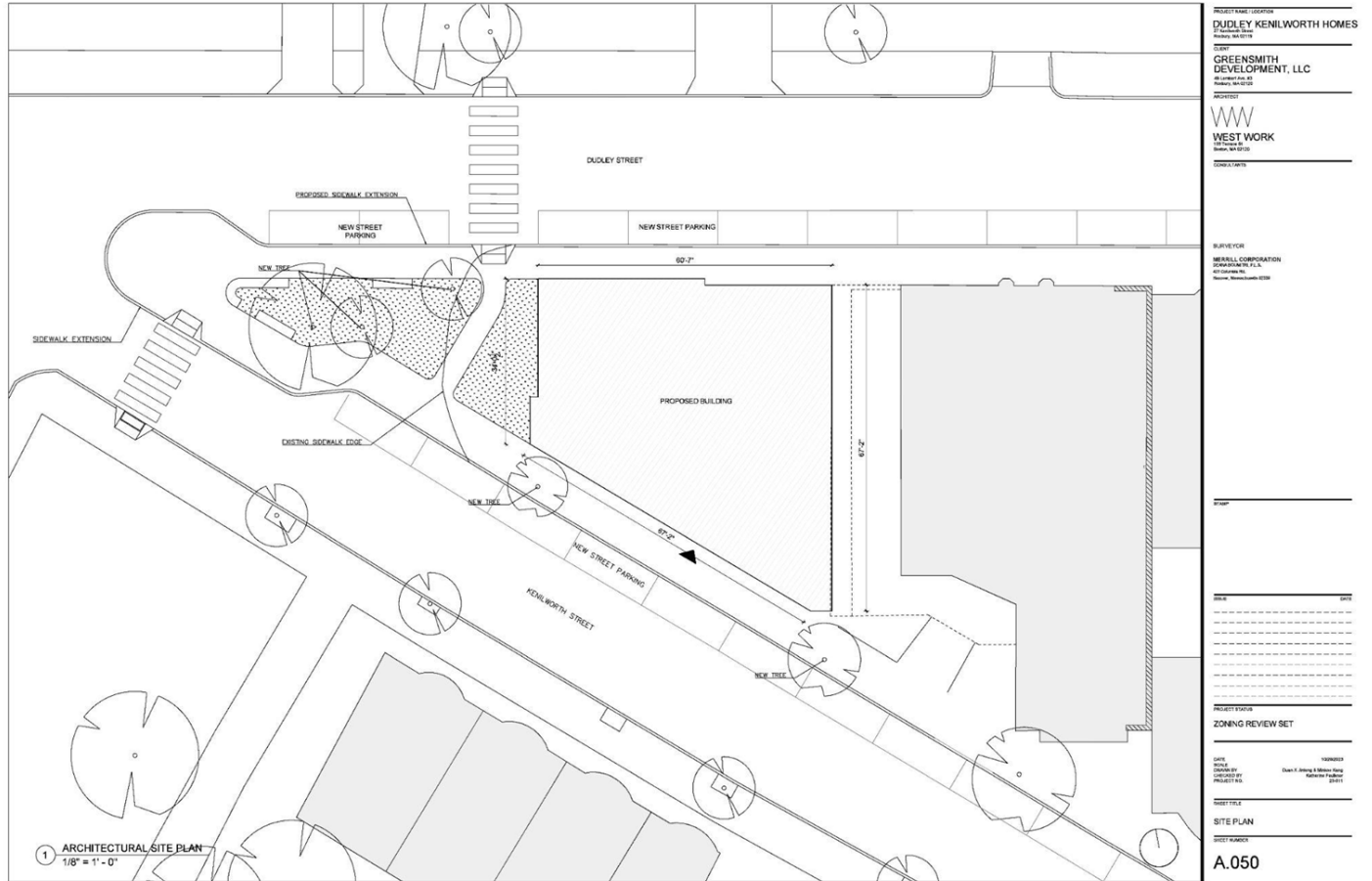


Zero Setback Conditions on Kenilworth St between Dudley St and Dudley St



PLANS & ELEVATION FOR NEW STRUCTURE

Proposed Plot Plan Showing Landscaping Extension



PROJECT NAME / LOCATION
DUDLEY KENILWORTH HOMES
177 Commercial Street
Providence, RI 02903

OWNER
GREENSMITH DEVELOPMENT, LLC
400 WASHINGTON ST
Providence, RI 02903

ARCHITECT
WEST WORK
100 Weymouth Street
Providence, RI 02903

DATE: 1/20/2011

SURVEYOR
MERRILL CORPORATION
200 WASHINGTON ST.
400 Weymouth St.
Providence, RI 02903

DATE: 1/20/2011

PROJECT STATUS
ZONING REVIEW SET

DATE: 1/20/2011
DRAWN BY: **Chun-F. Sheng & Minnie Song**
CHECKED BY: **Michael P. Taylor**
PROJECT NO.: **20111**

SHEET TITLE
SITE PLAN

SHEET NUMBER
A.050





2nd & 4th TUESDAY

2XKK 43



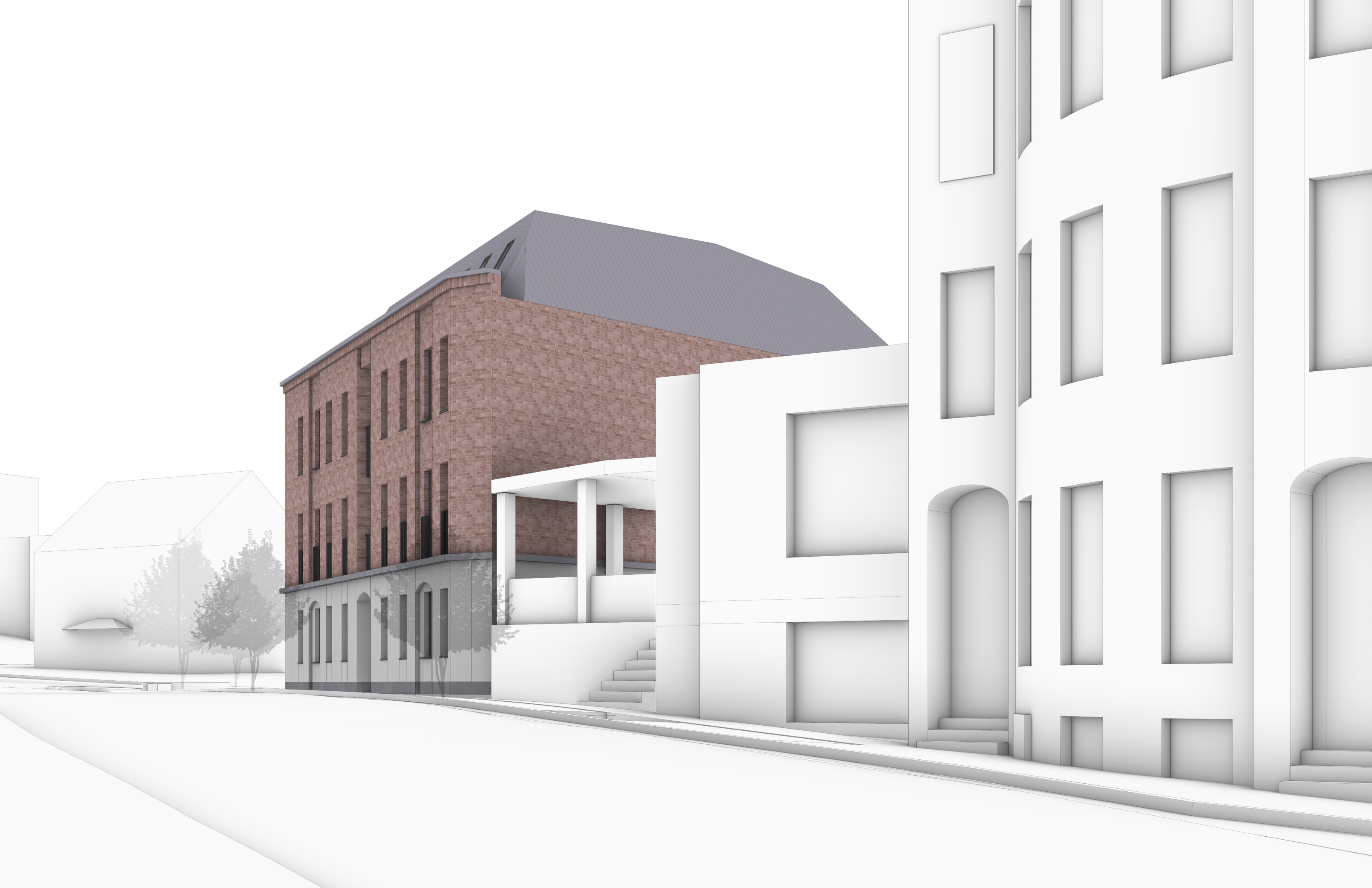
ACCORD

HYBRID

VTEC











Design Changes Already Received from Community Members Resulting in Changes:

- Remove Roof Deck from Plan
- Break up Facade
- Add more glazing area to the ground floor to reduce the "weight" of the building.
- Change the roof angle along the adjoining lotline to reduce the perceived building height

PROOF OF OWNERSHIP

QUITCLAIM DEED

MASONIC NUBIAN, LLC, a Massachusetts limited liability company with a principal place of business of 103 Terrace Street, Boston, Massachusetts 02120,

For consideration of **Less Than One Hundred and 00/100 (\$100.00) Dollars** paid,

Grant to **MASONICTAILOR LLC**, a Massachusetts limited liability company with a principal place of business of 103 Terrace Street, Roxbury Crossing, Massachusetts 02120,

With **QUITCLAIM COVENANTS**

The land with the buildings thereon situated on the southerly side of Dudley Street numbered Thirty-Nine (39), forty-One (41), Forty-Three (43), and Forty-Five (45) in the numbering of said Dudley Street making the easterly corner of Kenilworth Street, adjoining an estate now or formerly of Latvian Welfare Society Daugavas Vanagi of Boston, MA, Inc. (numbered 23 Kenilworth Street), and supposed to contain about thirty-two hundred ninety-five (3,295) square feet.

Said land is situated in Block 132 in the Roxbury District shown on the Boston Assessor's Plans of said City, filed in the office of the Board of Assessors.

The Grantor represents and warrants to this Grantee that the conveyance of this property does not constitute a sale or transfer of all or substantially all of Grantor's assets and is in the ordinary course of its business.

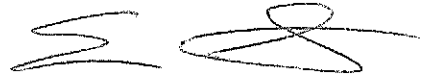
Subject to, and with the benefit of, all rights, rights of way, restrictions, reservations, agreements, easements and appurtenances of record, insofar as the same are in force and applicable.

Being a portion of the premises (labeled Parcel One) in the Deed recorded with the Suffolk County Registry of Deeds in Book 66307, Page 164.

Property Address: 39-45 Dudley Street, Boston, MA 02119

EXECUTED as a sealed instrument this 13 day of June, 2023.

MASONIC NUBIAN LLC
By: MASONICTAILOR LLC
Its Manager

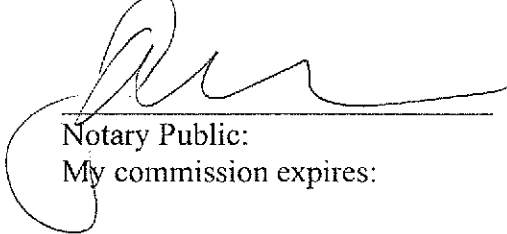



By: GREENSMITH DEVELOPMENT LLC
& PLACETAILEOR REAL ESTATE
DEVELOPMENT, Managers of
Masonictailor LLC
By: Evan Smith, Manager of Greensmith
Development LLC
By: Evan Smith, Manager of Placetaylor
Real Estate Development LLC

COMMONWEALTH OF MASSACHUSETTS

NORFOLK, ss.

On this 13th day of June, 2023, before me, the undersigned notary public, personally appeared Evan Smith, Manager of the above entities, as aforesaid, proved to me through satisfactory evidence of identification, which were Driver license, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that (he) (she) signed it voluntarily for its stated purpose as his/her free act and deed.


Notary Public:
My commission expires:

 **GARY M. HOGAN**
Notary Public
Commonwealth of Massachusetts
My Commission Expires
October 24, 2025

Thank You!